



Animal Shelter Location

Austin City Council

October 11, 2007

Bert Lumbreras, Assistant City Manager

Purpose

- **In 2006, Austin voters approved \$12 million for a new Animal Shelter**
- **Report highlights the following:**
 - **State inspection reports**
 - **Site selection**
 - **Public process**
 - **Cost comparison**

Inspection Reports

- **2004 State Inspection Report – Rated unsatisfactory “This facility is long overdue for an upgrade or move. The entire staff works very hard to keep this shelter somewhat presentable.”**
- **2005 State Inspection Report– Rated satisfactory “The staff is doing the best they can with what they have to work with at this time... it should be looked upon as an embarrassment to the City.”**
- **2006 State Inspection Report – Rated satisfactory “This based upon the care only. The facility as a whole is unsatisfactory.”**
- **2007 State Inspection Report Rated satisfactory – “Staff are to be commended for maintaining a facility that is in need of being replaced due to age/construction problems and location.”**

Site Review History

- 2000/2001 City staff initially focused on City-owned sites and/or any other opportunities to partner with other City Departments, including ACMO, HHSD, PARD, and Real Estate
- **1st Screening Measure:**
 - **Enterprise Funded, Federal Regulations**
 - **Protected by Public Utility**
 - **Protected by Public Utility Commission, BCP, Water Quality**
 - **Protected by State Law**
 - **Not suitable for facilities (flood areas)**
 - **Public Health and Public Safety**
 - **Dedicated Use**
 - **Protected by State (1969) and the City Charter**
 - **Remnants or Small Parcels**
 - **Development Agreements with Covenants**

2nd Screening Measure

- Size and sufficient developable area**
- Parking considerations**
- Floodplain impacts**
- Costs**
- Accessibility to a site**
- Traffic Impacts**
- Surrounding Impacts and Environment**
- Utility availability**
- Land Development Code issues**
- Detention & Filtration requirements**

2000/2001 Site Visits

City-Owned Sites:

- South IH35 near Stassney (approx. 5 acres)
- Deficiencies only 1 acre of developable area due to the floodplain; the site has accessibility difficulties
- Hwy 290 & Ferguson Lane (approx. 8 acres)
Deficiencies insufficient developable area, flood plain constraints, odd shaped site

Potential Private Sites:

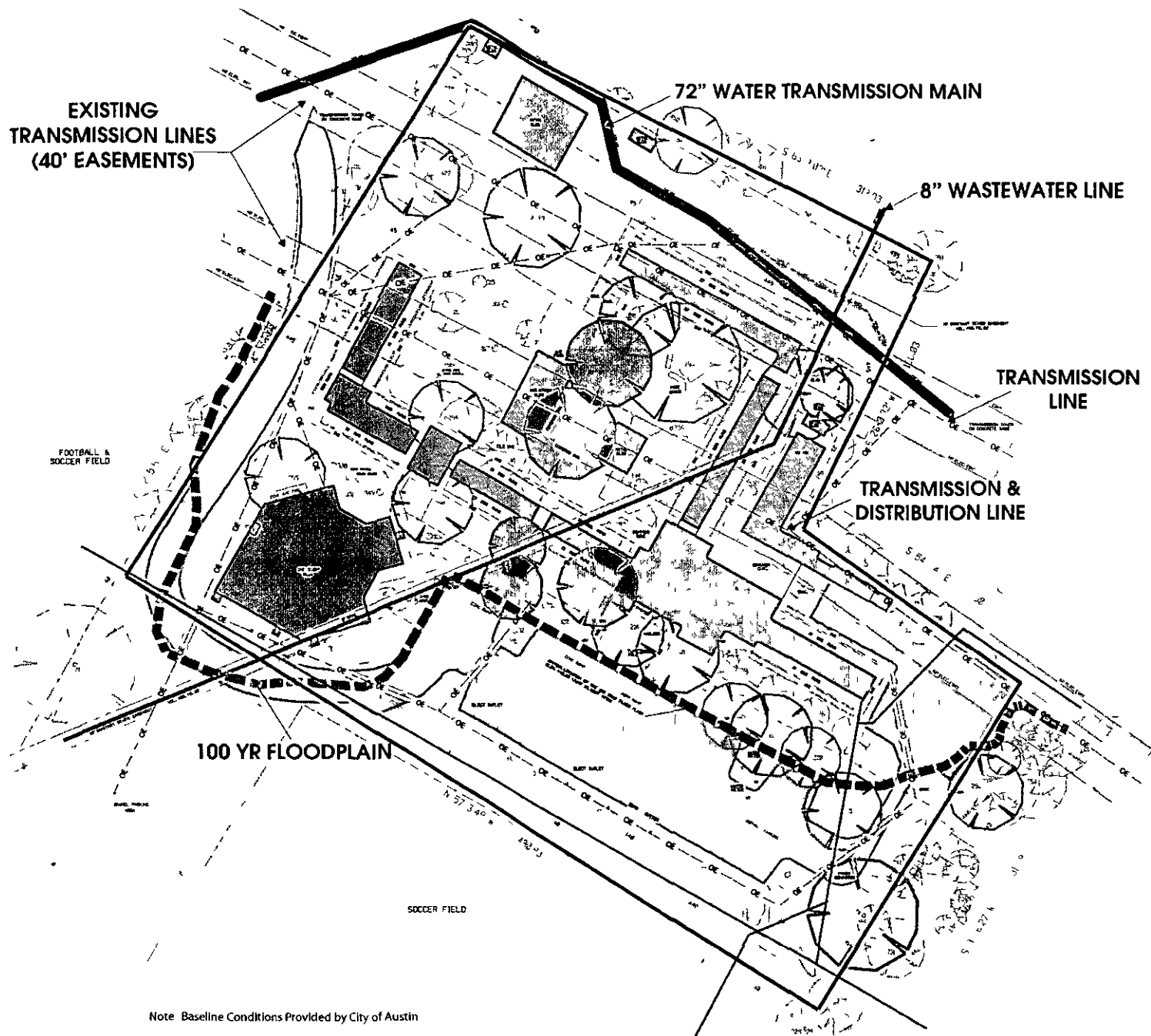
- East of IH35, south of Slaughter Lane (joint acquisition with PARD)
- Deficiencies: proposed transaction with the property owner did not materialize
- Vision Village, MLK (east of 183)
- Deficiencies: insufficient space

Public Process

- **April 7, 2005-** City Council Appoints Bond Election Advisory Committee
- **May-June 2005-** BEAC Elects Officers and forms Subcommittees
- **July-October 2005-** Subcommittee Meetings and Public Hearing
- **November 2005-** Committee Deliberations and Draft Recommendations (HHSD Campus specified)
- **December 13, 2005/January 5, 2006-** Public Hearings
- **January 9-10, 2006-** Committee Finalizes Recommendation (HHSD Campus specified)
- **February 2, 2006-** BEAC Recommendation to Council (HHSD Campus specified)

Public Process

- **April 27, 2006-** Staff Presentation to Council (HHSD Campus specified)
- **June 8, 2006-**City Council Approves Bond Election Ballot and Sets Ballot Language
- **October 2006-**Voter Brochure Published (HHSD Campus specified)
- **November 7, 2006-**Voters Approve all 7 Bond Propositions
- **February 23, 2007-**Presentation to Bond Oversight Committee discussing bond package implementation (HHSD Campus specified)
- **March 2, 2007-**Bond Oversight Committee votes to recommend budget amendment
- **March 8, 2007-**City Council approves first year funding of bond
- **August 8, 2007-**Staff presentation to Public Health and Human Services Subcommittee



TOWN LAKE ANIMAL CENTER

EXISTING CONDITIONS
SHOWING SITE CONSTRAINTS

- FLOOD PLAIN (100 YR)
- 72 INCH WATER LINE
- TRANSMISSION LINE W/40 FOOT EASEMENT
- 8" WASTEWATER LINE
- PROTECTED TREES 19" OR LARGER
- TREES PROTECTED - MUST STAY ACCORDING TO CITY ARBORIST
- PROPERTY LINE
- OVERHEAD ELECTRIC
- WATER DISTRIBUTION LINES
- EXISTING BUILDINGS
- DRIVEWAY/PARKING

TOWN LAKE ANIMAL SHELTER



1000 S. Congress Ave.
Suite 1101
Austin, TX 78704
512.341.0040
www.ug.com

PROJ. C. NAME: TOWN LAKE ANIMAL SHELTER
DATE: 10/1/10
CLIENT: City of Austin
SCALE: 1" = 100'

Cost Comparison

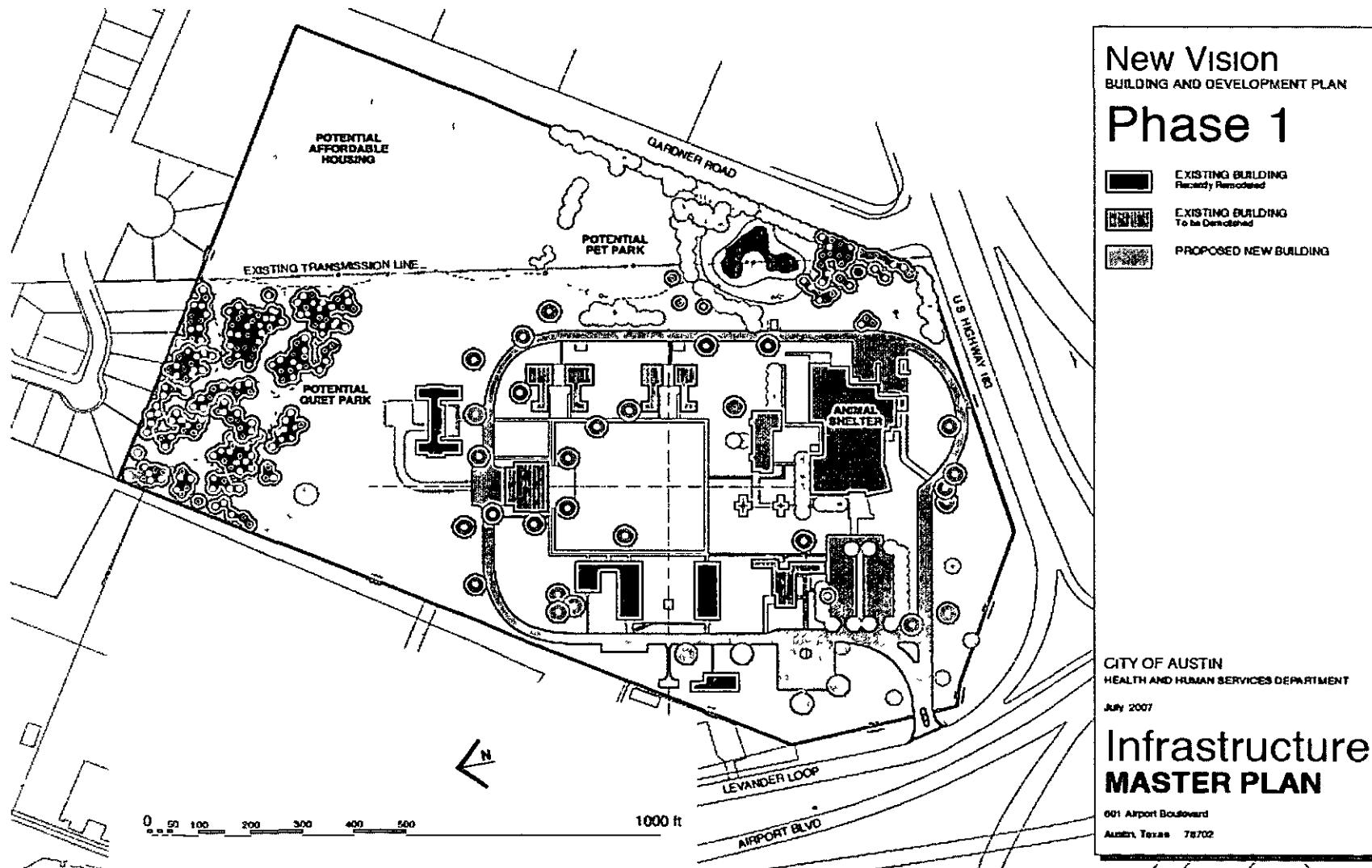
<u>Major Categories</u>	<u>TLAC</u>	<u>HHSD</u>
• Architectural/Engineering	\$2,517,000	\$2,145,000
• Survey/testing/inspection	\$220,000	\$95,000
• Construction	\$14,620,000	\$10,798,000
• Relocation Space	\$2,687,000	\$0
• Project contingencies, permitting, equipment, GAATN connection	\$1,881,000	\$1,239,000
• <u>Art in Public Places</u>	<u>\$341,000</u>	<u>\$247,000</u>
Total	\$22,266,000	\$14,524,000

Cost Drivers at TLAC - Site Constraints

- **Relocation of shelter \$2.68 million**
- **Higher construction related-cost \$1.7 million**
- **Parking garage structure \$1.1 million**
- **Site drainage, sub-grade preparation and water quality \$1.0 million**
- **Water/Wastewater \$370,000**
- **Transmission line relocation \$750,000**
- **Protected trees and mitigation \$140,000**



Map of HHSD Campus



Future Uses

- **TLAC sits on dedicated parkland**
- **Austin voters would have to vote to “undedicate” the site before it could be used for anything other than a park, future use would go through Parks master planning process**
- **Retain Davenport Building for offsite adoption services**

Conclusion



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